

COMMISSIONERS APPROVAL

CHILCOTT

LUND *BL*

THOMPSON *AT*

TAYLOR (Clerk & Recorder)

Date.....May 24, 2006

Members Present.....Commissioner Greg Chilcott,  
Commissioner Betty Lund and Commissioner Alan Thompson

Minutes: Glenda Wiles

The Board held a public hearing in order to inform citizens about the CDBG-ED program, the amount of funds available, how funds may be used, the range of activities eligible for funding and other general program requirements and to solicit public comment, particularly from low and moderate income people, on the community needs assessment results, which include, community needs and priorities for economic development, housing and public facilities, including the needs of low and moderate-income persons. Commissioner Chilcott opened the public hearing by reading the legal notice which was run in the paper of record (Ravalli Republic) on May 10<sup>th</sup> and May 17<sup>th</sup>.

Present at this meeting was Julie Foster, Director of Ravalli County Economic Development Authority, Charlie Wright Regional Development Officer of Montana Department of Commerce and Darrin Heitman of GSK Lab.

Charlie stated this is a federal pass-through in the state, beginning every fiscal year, in the amount of \$50,000.00 or less. The loans or grants are for profit businesses only. The money is utilized for building, working capital and employee training. These funds are a 'gap' financing tool for those items and have special features that provide customized training in the amount of \$5,000.00 per employee. Some planning grant monies are also available for public sewer systems etc. Infrastructure programs also qualify for building in order to lease to another business. The other portion of this program that is key to the grant process is that monies are to be utilized in 51% low to moderate-income areas and Ravalli County has 39% with Hamilton, Corvallis and Darby well above 50%. Thus, this area is an area-wide benefit. Max amount is \$400,000 with a one-to-one match from the business; a business-hiring plan from the business must be submitted. A joint application can be filed by City and County, which could take this \$400,000 to \$800,000. Generally speaking, anything less than \$100,000 is not economically viable to do. The upside to this program is these funds are granted to the state and then to local governments and then to businesses, as the loan is amortized, the funds go back into the local government,

and can be used as a revolving loan fund. The state takes 8% of these monies for their administration costs.

Charlie noted there is a variety of ways to help economic development. The first meeting is to notify the public what is available and to answer any questions. The second meeting will be to decide what project the Commissioners will sponsor.

Charlie stated for expediency in the process they do have a project that has been identified for GSK Bio- for employee training. At the next meeting they will present a formal application for GSK. He stated he is aware of the other applications. This will be a good project and submittal.

Commissioner Chilcott asked Julie if they are working on this project, as well. Julie stated they are. Charlie stated the funding for GSK will probably come in two application phases, this year and next.

Public comment was called for. There was none.

Commissioner Thompson stated this CDBG proposal is somewhat different. At one time they had three or four proposals; at this time they are only aware of one, unless someone else comes forward June 6<sup>th</sup>. Commissioner Lund stated she is excited about this project and it will be good for the community.

Commissioner Chilcott stated the next meeting is scheduled for June 6<sup>th</sup>. The public hearing was adjourned.

In other business the Board met with Interim Planning Director Karen Hughes for a planning update. Also present was Planner Renee Van Hoven, members of the Planning Board and numerous citizens. Karen presented a handout that has been attached to these minutes.

Karen indicated the office is open at 9:00 a.m. now and it seems to have helped with the spacing of contacts. Subdivision review is still up and the major subdivisions take a considerable time to review. They are attempting to track the amount of time they are spending, comparing the minor to the major subdivisions. Some fee adjustments may be necessary. She stated the first large subdivision has been scheduled with a site evaluation on June 7<sup>th</sup>. The public hearing with the Planning Board is scheduled for July 5<sup>th</sup>.

Flood Plain Administration has several items in litigation. They are still training a planner to give Laura some assistance. The Senate Joint Resolution #11, committee work group will be bringing some information together the middle of June. The staff sent a memo to this committee suggesting issues to be addressed.

In regard to Old Corvallis Road/Area 3 Plan, Karen asked if they should hold on these. Commissioner Lund stated a meeting is occurring today between a member of the City Council and the EDA. There is a deadline coming up the end of June.

A meeting will be held on June 19<sup>th</sup> in regard to the Corvallis Neighborhood Plan. Commissioner Thompson will be present at this meeting.

US Highway 93 Corridor Plan report is scheduled within the next few days.

Streamside Setbacks – Karen stated they are looking at other funding sources to have the entire County mapped. There is a State meeting today about this topic, which Laura Hendrix is attending.

Impact Fees – Karen has done some follow-up research on this issue and will forward this information to the Commissioners. Paul Tischler will be here June 13<sup>th</sup> for a work session and they will advertise this to the public with a special invitation to the schools.

Parks planning – they are participating in a work session with the Park Board members on Friday. Karen stated the Commissioners must decide where this fits in their priority list and budget. Commissioner Thompson stated the Park Board wants a member on the Planning Board, but he is not in favor of this. Regulations would have to be changed to accommodate this request. James stated the regulations can be changed to allow them to be an ex-officio member or they could designate a citizen who would have the ability to participate. Commissioner Thompson stated a Park Board member has shown up at a few of the Planning Board meetings. Commissioner Thompson will re-visit this issue on Friday at the work session, but he is not comfortable telling the director to place a staff member to assist them.

Support Right to Farm and Ranch Committee – Karen is participating in a presentation tomorrow night in regard to the use of land use tools that is occurring and what needs to be initiated.

Voluntary Zoning Districts – three in the works. One district has had the petition acted on by the Commissioners. The Planning & Zoning Commission has been created and Karen will have an organizational meeting shortly.

Interim Zoning – the Board of County Commissioners needs to create a Board of Adjustments. This will be placed on the agenda shortly.

Revisions to Subdivision Regulations SB 116 deadline Oct 1<sup>st</sup> – Karen has drafted a time line. They could approach this in re-writing the entire regulations. The Park Board has offered their assistance in planning and review on this. This affects how the Board of County Commissioners reviews the countywide zoning. She stated the draft of the changes would need to be done by mid August because they would need public review no later than August 31<sup>st</sup>. She stated they should have a legal revision at each step, which might not leave enough time to make the Oct 1<sup>st</sup> deadline. Discussion of the review time, informal and formal process was discussed under the law and time frame. Karen asked the Board of County Commissioners if they wanted to break SB 116 out of this project. Commissioner Chilcott stated with other legislation ending, any changes they make next

year could require amending again. It is a public process; do not rush it in order to meet the deadline. James stated he did not think there would be many substantive changes; rather, they are more procedural. He also stated the Board of County Commissioners may need to change the regulations every two years, based on what the legislature does.

Commissioner Chilcott stated the public process is important and he does not want to shortchange that input. James stated the process would address the public process; it just depends on how much public process the Commissioners want to have. Commissioner Thompson stated he would like to see this move forward in one process and if they get into the middle of it and find they should break out the SB116 they can do so. Commissioner Lund and Commissioner Chilcott concurred. Commissioner Chilcott suggested keeping the zoning on the high priority list.

In regard to Countywide zoning, Karen indicated Ravalli County is growing and there is concern that without some appropriate form of land-use controls in the immediate future, quality of life in the valley will be significantly reduced. There are 7,700 vacant private parcels – with final approvals coming in they expect 12,500 parcels. This is a substantial change. The existing lots include the City. The proposed do not include the City. There is a need for permanent zoning to replace interim zoning by April 12, 2007 or they can extend until April 12, 2008.

Discussion included why zoning is needed in regard to protecting public health, safety and general welfare. Karen also discussed the streamlined subdivision review and how zoning allows the review of cumulative effects. Karen stated their huge stumbling block is the water quality issue. Districts are important for this issue.

Other issues, such as streamside setbacks and regulating specific uses, such as lumberyards, gravel pits and racetracks can be addressed through zoning. Other issues are the highway corridor zoning, density mapping, design and more specialized zoning, such as density, cluster and open space design development. James stated there are numerous ways to zone. He suggested the Commissioners give the Planning Staff their ideas. Commissioner Thompson stated he is interested in appropriate land uses. Commissioner Chilcott stated the County needs better aquifer studies, which will help determine approving density concentration. Karen stated she must know what the Commissioners' priorities are so they can deal with them.

Karen stated the Planning staff has come up with some ideas for consideration, as did the Planning Board Subcommittee Members, Gary Zebrowski, Les Rutledge, Ben Hillicoss, Chip Pigman and Dan Huls. Discussion of those ideas took place, such as a countywide zoning project for density regulations, slowing the process down by working through a Countywide zoning process, etc. Chip stated the subcommittee wants to see what they can accomplish and come to consensus on before it is put out to 35,000 people. They agreed not to ignore usage, but they need to build around where density already is. Commissioner Chilcott suggested they identify those daily issues, such as motocross, gravel pits, etc., and begin there. Ben stated they do not want to waste their time if the Board of County Commissioners does not want them to do this.

The Board concurred this subcommittee could move forward in regard to the density mapping and consideration of appropriate land use. It was also agreed that the Planning staff and GIS would lend the technical and legal expertise to this subcommittee. The subcommittee is scheduled to come back at the end of one month to give a report on their activities and progress. It was also agreed when they have a product, it can then be given to the public and public participation can then occur. They will choose a particular area and see if this type of process can work, thus be utilized for other areas of the County.

The Board reconvened their public hearing from yesterday on the remote fee charges. Joe stated he did more research on the multiple logons issue. Both he and Nedra are recommending charging \$120.00 per year for the individuals and title companies with less than two employees, and \$400.00 for other companies. Other recommendations would be that only one user per company would be allowed, with multiple logons allowed. For individuals utilizing the logons for the first six months it would be a full charge price of \$120.00 and after January 1, the price would be \$75.00. For title companies utilizing the logons for the first six months it would be a full-charge price of \$400.00 and after January 1 it would be \$250.00. A first-time user fee (one time only) would be a \$25.00 fee. Also, inactive users for twelve months will have to pay first-time user fees again. The Commissioners also agreed to add the word 'entities'.

Discussion also occurred in regard to the multiple users under MLS. Commissioner Chilcott stated if they find abuses and this access does not pay for itself, then we can re-visit the fee issue. It was also agreed to charge the MLS Realtors a \$1,200 access fee.

No public comment was made. Commissioner Lund made a motion to take the recommendation of the Information Technology Department, Clerk & Recorder and Treasurer beginning July 1, 2006 with the following fees:

- Individuals, Title Companies with less than five employees and entities with no more than two users - \$120.00 per year
- Title Companies, entities with more than two user - \$00.00 per year
- MLS Realtors - \$1,200.00 per year

Commissioner Thompson seconded the motion and all voted "aye". (See Resolution No. 1865).

In other business the Board of County Commissioners held a planning interview with Planning Director applicant Jeffrey Schalow.